



SPECIAL MAGISTRATE LIEN REDUCTION VIRTUAL HEARING AGENDA

**APRIL 29, 2021
12:00 P.M.**

MEETING CAN BE ACCESSED BY REGISTERING AT THE LINK BELOW:

<https://www.fortlauderdale.gov/government/SM>

**MARK PURDY
PRESIDING**

PLEASE NOTE THAT TWO-WAY COMMUNICATION BETWEEN MEMBERS OF THE BOARD OF ADJUSTMENTS IS PROHIBITED BY SUNSHINE LAW, PLEASE DO NOT REPLY TO ANY BOARD MEMBER. ALL DISCUSSIONS ON ITEMS RELATIVE TO THE AGENDA SHOULD TAKE PLACE AT SCHEDULED BOARD MEETINGS.

Two or more City Commissioners and/or Advisory Board members may be present at this meeting. If a person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

If you desire auxiliary services to assist in viewing or hearing the meetings or reading agendas and minutes for the meetings, please contact the City Clerk's office at (954) 828-5002 and arrangements will be made to provide these services for you.

Unless otherwise stated, these Items are quasi-judicial. Board members shall disclose any communication or site visits they have had pursuant to Section 47-1.13 of the ULDR. All persons speaking on a quasi-judicial matter will be sworn in and will be subject to cross-examination.

DEPARTMENT OF SUSTAINABLE DEVELOPMENT

700 NW 19 AVENUE, FORT LAUDERDALE 33311

TELEPHONE (954) 828-6520

WWW.FORTLAUDERDALE.GOV



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LIEN REDUCTION HEARING

CASE NO: CE17031465
CASE ADDR: 813 SW 19 ST
OWNER: FAGNILLI, MATIAS F FUENTES
PRESENTER: KATRINA JORDAN

VIOLATIONS: FBC(2014) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
BUILDING PERMIT #15121769 (BPOOLSPASF)

FBC(2014) 110.6
THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE
PERMITTING AND INSPECTION PROCESS.

CASE NO: CE19060821
CASE ADDR: 843 SW 20 ST
OWNER: ABOTBOOL, DAVID
PRESENTER: KATRINA JORDAN

VIOLATIONS: 18-12(a)
THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS AND WEEDS
AS WELL AS TRASH, RUBBISH, LITTER AND DEBRIS ON THIS
PROPERTY AND SWALE AREA.

9-304(b)
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA.

9-306
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED.
STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN
DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE
STAINS, MISSING AND PEELING PAINT.

9-308(b)
THERE IS TRASH, DEBRIS AND MILDEW STAINS ON THE ROOF OF
THIS PROPERTY.

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CASE NO: CE16050455
CASE ADDR: 1035 NW 1 AVE
OWNER: LAKEVIEW LOAN SERVICING
PRESENTER: KATRINA JORDAN

VIOLATIONS: 9-280 (b)
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT
MAINTAINED.

9-280 (h) (1)
THE FENCE AT THIS PROPERTY IS IN DISREPAIR.

9-305 (b)
LANDSCAPING NOT MAINTAINED. THERE IS MISSING
AND/OR BARE AREAS OF LAWN COVER.

9-306
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THE
PAINT HAS BECOME STAINED. STRUCTURAL PARTS INCLUDING
FASCIA SOFFITS AND BALCONIES HAVE LOOSE MATERIALS AND NEED
TO BE PATCHED AND/OR RESURFACED TO MATCH EXISTING COLOR.

CASE NO: CE15051814
CASE ADDR: 1035 NW 1 AVE
OWNER: LAKEVIEW LOAN SERVICING
PRESENTER: KATRINA JORDAN

VIOLATIONS: 18-7 (a)
THERE ARE DOORS, WINDOWS OR OTHER OPENINGS, THAT
ARE UNSECURED, SO AS TO ALLOW UNAUTHORIZED ACCESS
TO THE INTERIOR AT THIS PROPERTY.

9-279 (f)
THIS OCCUPIED PROPERTY DOES NOT HAVE THE REQUIRED
WATER SERVICE TO SUPPLY SANITARY FACILITIES.

9-280 (g)
THERE IS NO ELECTRICAL SERVICE AT THIS OCCUPIED
PROPERTY, AS REQUIRED.

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CASE NO: CE10062479
CASE ADDR: 1118 SW 20 ST
OWNER: IACONA, STEPHEN
PRESENTER: KATRINA JORDAN

VIOLATIONS: 28-33(a)
NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM

CASE NO: CE17010673
CASE ADDR: 1526 NW 11 CT
OWNER: MATUT, DAVID C/O FULTON
PRESENTER: KATRINA JORDAN

VIOLATIONS: 18-12(a)
THERE IS GRASS/PLANTS/WEEDS OVERGROWTH, TRASH,
RUBBISH, LITTER AND DEBRIS ON PROPERTY/SWALE.
THERE IS OPEN OUTDOOR STORAGE ON THE PROPERTY
INCLUDING BUT NOT LIMITED TO WASHER/DRYER IN
CARPORT, INDOOR TABLE AND CHAIR ON FRONT LAWN.

9-280(b)
THERE ARE CEILINGS IN DISREPAIR. THERE IS EVIDENCE OF
LEAKS AND WATER DAMAGE ON THE WALLS AND CEILINGS. THE
BATHROOM SINK IS DISCONNECTED FROM THE WALL AND IS IN
DISREPAIR. THE AREA AROUND THE BATHTUB FAUCET HAS
DETERIORATED AND IS NOT RODENTPROOF. THERE IS ROTTED WOOD
BEHIND THE KITCHEN SINK AND IS NOT RODENTPROOF. THERE ARE
HOLES IN THE WALLS THAT APPEARS TO BE FROM WATER DAMAGE.

9-305(b)
THERE ARE BARE AREAS OF LAWN THROUGHOUT THE
PROPERTY.

9-306
THERE ARE HOLES IN THE FASCIA BOARDS WHICH MAKES
IT NOT STRUCTURALLY SOUND. THERE ARE FASCIA BOARDS
WITH MISSING PAINT. THERE ARE DIRTY/STAINED AREAS
ON THE EXTERIOR WALLS.

9-308(a)
THE ROOF IS NOT REASONABLY WATER TIGHT.
THERE IS EVIDENCE OF LEAKS IN THE INTERIOR OF
THE PROPERTY.

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CASE NO: CE06110317
CASE ADDR: 1636 NW 6 AVE
OWNER: REALEST GROUP LLC
PRESENTER: KATRINA JORDAN

VIOLATIONS: FBC 105.1

THE BUILDING HAS BEEN ALTERED IN THE FOLLOWING MANNER WITHOUT OBTAINING THE REQUIRED PERMITS:

1. NEW WINDOWS WERE INSTALLED IN THE MAIN HOUSE AND THE UTILITY BUILDING.
2. HURRICANE SHUTTERS WERE INSTALLED IN THE MAIN HOUSE AND THE UTILITY BUILDING.
3. FENCING WAS INSTALLED.
4. A STRUCTURE ENCLOSING THE WASHER AND DRYER HAS BEEN BUILT.
5. THE BACK PORCH WAS ENCLOSED.
6. THE EXISTING UTILITY BUILDING HAS BEEN ENCLOSED AND CONVERTED FOR USE AS A RESIDENCE.
7. A BATHROOM WAS INSTALLED IN THE UTILITY BUILDING CONVERSION.
8. EXTERIOR DOORS WERE INSTALLED/REPLACED.

FBC 105.2.11

THE MECHANICAL SYSTEM OF THE BUILDING HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO, A CENTRAL A/C UNIT HAS BEEN INSTALLED.

FBC 105.2.4

THE PLUMBING SYSTEM OF THE BUILDING HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO, PIPING AND FIXTURES HAVE BEEN INSTALLED IN THE UTILITY BUILDING.

FBC 105.2.5

THE ELECTRICAL SYSTEM OF THE BUILDING HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO, CIRCUITS FOR UTILITY BUILDING CONVERSION WERE ADDED. CIRCUITS WERE ADDED TO POWER EXTERIOR LIGHTS AND OUTLETS. CIRCUITS WERE ADDED TO POWER THE WASHER AND DRYER. CIRCUITS WERE ADDED TO POWER THE SPRINKLER SYSTEM.

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FBC 109.6

WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING
THE REQUIRED APPROVALS AND PERMITS.

FBC 1626.1

ALL WINDOWS AND DOORS, WITH GLASS, HAVE NOT BEEN
DEMONSTRATED TO BE IMPACT RESISTANT THROUGH THE
PERMIT AND INSPECTION PROCESS.

CASE NO: CE16011458
CASE ADDR: 2307 N OCEAN BLVD
OWNER: ADARME, NOEL EST %LEONARD & MORRISON
PRESENTER: KATRINA JORDAN

VIOLATIONS: FBC(2014) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED
PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER,
BUT NOT LIMITED TO:

REMODELING OF STRUCTURE, INTERIOR AND EXTERIOR.

1. REMODELING INTERIOR WALL, REMOVING WALL
COVERING AND REINSTALLING THROUGHOUT INCLUDING
BATHROOMS, KITCHENS AND OTHER LIVING AREAS.
2. INSTALLED PERMANENT STRUCTURE ON EXTERIOR
WALLS.

FBC(2014) 105.3.1.4.11

ALTERING, REPAIRING, REMOVAL AND INSTALLATION OF
THE MECHANICAL COMPONENTS AND/OR MODIFYING THE
MECHANICAL SYSTEM AND ITS COMPONENTS WITHOUT
OBTAINING THE REQUIRED PERMITS INCLUDING BUT NOT
LIMITED TO INSTALLING, REMOVING AND REPLACING
CONDENSER UNITS, EVAPORATOR UNITS, DUCTWORK,
ELECTRICAL COMPONENTS, THERMOSTATS, COOLING
TOWERS, HEATERS, AND OTHER MECHANICAL COMPONENTS
CONNECTED TO THE MECHANICAL SYSTEM.

THE MECHANICAL SYSTEM OF THE BUILDING HAS BEEN
ALTERED OR CHANGED WITHOUT OBTAINING A PERMIT IN
THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED
TO:

1. ADDING/ALTERING THE COOLING AND HEATING
SYSTEM.
2. ALTERING KITCHEN AND BATHROOM EXHAUST SYSTEM.

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FBC(2014) 105.3.1.4.15

ALTERATIONS, REPLACEMENT OR REPAIR OF EXTERIOR OPENINGS TO THE BUILDING ENVELOPE WILL REQUIRE PERMITS. THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. REPLACEMENT OF EXTERIOR DOORS AND WINDOWS.

FBC(2014) 105.3.1.4.4

ALTERING, REPAIRING, REMOVAL AND INSTALLATION OF PLUMBING COMPONENTS AND/OR MODIFYING THE PLUMBING SYSTEM AND ITS COMPONENTS WITHOUT OBTAINING THE REQUIRED PERMITS INCLUDING BUT NOT LIMITED TO INSTALLING, REMOVING AND REPLACING PLUMBING COMPONENTS THAT MAY INCLUDE PLUMBING FIXTURES SUCH AS VALVES, TOILETS, SINKS, DIVERTERS, SHOWER HEADS, WATER SPIGOTS, WATER LINES, WASTE DISPOSAL PIPES, WATER HEATERS, SOLAR PANELS, IRRIGATION SYSTEM, PUMPS AND OTHER PLUMBING COMPONENTS CONNECTED THE PLUMBING SYSTEM.

THE PLUMBING SYSTEM OF THE FACILITY HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. INSTALLATION OF PLUMBING FIXTURES INCLUDING TOILETS, FAUCETS, PLUMBING LINES, VALVES, WASTE LINES. PLUMBING ASSOCIATED WITH BATHROOM AND KITCHEN REMODELING.

FBC(2014) 105.3.1.4.5

ALTERING, REPAIRING, REMOVAL AND INSTALLATION OF ELECTRICAL COMPONENTS AND/OR MODIFYING THE ELECTRICAL SYSTEM AND ITS COMPONENTS WITHOUT OBTAINING THE REQUIRED PERMITS INCLUDING BUT NOT LIMITED TO INSTALLING, REMOVING AND REPLACING ELECTRICAL COMPONENTS THAT MAY INCLUDE SWITCHES, OUTLETS, ELECTRICAL FIXTURES, BREAKER/PANEL BOXES, METER BASES, WIRES, REWIRING AND OTHER ELECTRICAL COMPONENTS CONNECTED TO THE ELECTRICAL SYSTEM.

THE ELECTRICAL SYSTEM OF THE FACILITY HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. INSTALLATION AND REPLACEMENT OF FIXTURES, OUTLETS, SWITCHES, BREAKER PANELS AND DISCONNECTS.

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FBC(2014) 105.3.1.5

SUBMIT DRAWINGS AND A SCOPE OF WORK COVERING STRUCTURAL MODIFICATIONS AND ALTERATIONS TO THE BUILDING STRUCTURE AND BUILDING SYSTEMS, EXTERIOR AND INTERIOR. MODIFICATIONS MADE PRIOR TO OBTAINING THE REQUIRED PERMITS MAY BE REQUIRED TO BE UNCOVERED FOR INSPECTIONS AND/OR CERTIFIED BY A LICENSED DESIGN PROFESSIONAL SOLELY AT THE DISCRETION OF THE BUILDING OFFICIAL. THIS INCLUDES BUT IT IS NOT LIMITED TO, ALL WALL STRUCTURES, ROOF STRUCTURES, ELECTRICAL SYSTEM, PLUMBING SYSTEM AND MECHANICAL SYSTEMS.

FBC(2014) 110.2

BUILDING OFFICIAL AND/OR REPRESENTATIVE HEREBY THE RESERVE THE AUTHORITY TO SITE INSPECTIONS PRIOR TO THE APPROVAL AND ISSUANCE OF ALL AND ANY PERMITS AND/OR DETERMINATION OF COMPLIANCE WITH THE FLORIDA BUILDING CODE. ONSITE INSPECTION WILL BE REQUIRED TO VERIFY PERMIT APPLICATION REQUIREMENTS.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING PROCESS.

FBC(2010) 111.1.1

THE USE AND THE OCCUPANCY OF THIS DWELLING HAS BEEN CHANGED FROM THE ORIGINALLY PERMITTED OCCUPANCY CLASSIFICATION OF MULTI-FAMILY TO ASSIGNED LIVING FACILITY WITHOUT OBTAINING THE REQUIRED PERMITS AND THE CERTIFICATE OF OCCUPANCY FROM THE BUILDING DEPARTMENT

CASE NO: CE18060215
CASE ADDR: 2531 GULFSTREAM LN
OWNER: PARDIS, BIJAN
PRESENTER: KATRINA JORDAN

VIOLATIONS: 47-39.A.1.B.(12)(d)
THERE IS A VESSEL DOCKED AT THIS PROPERTY THAT EXTENDS INTO THE WATERWAY MORE THAN THIRTY-THREE (33%) PERCENT OF THE WIDTH OF THE WATERWAY.

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47-39.A.1.B.(12)(h)

THERE IS A VESSEL DOCKED AT THIS RS-6.85A
RESIDENTIALLY ZONED PROPERTY THAT EXTENDS ACROSS
THE NEIGHBORING PROPERTY LINE AND DOES NOT MEET
ZONING REQUIREMENTS.

CASE NO: CE19030592
CASE ADDR: 3101 NE 47 CT # 304
OWNER: NE 47 COURT 304 LLC
PRESENTER: KATRINA JORDAN

VIOLATIONS: FBC(2017) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
18061804 BDEMOINT # 304: INTERIOR DEMOLITION
